

October 12, 2004

Honorable Board of Supervisors
County of Los Angeles
Kenneth Hahn Hall of Administration, Room 383
500 West Temple Street
Los Angeles, CA 90012

CONDITIONAL USE PERMIT CASE NO. 02-236-(5)

PETITIONER: JAMES ORR

16461 SHERMAN WAY

VAN NUYS, CA 92406

CASTAIC CANYON ZONED DISTRICT

FIFTH SUPERVISORIAL DISTRICT (3-VOTE)

Dear Supervisors:

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING :

1. Consider **approval** for Conditional Use Permit No. 02-236-(5), together with the information submitted by the applicant and presented at the public hearing, and together with any comments received during the public review process, find on the basis of the whole record before the Board that Conditional Use Permit No. 02-236-(5) does substantiate the required findings and burden of proof for a Conditional Use Permit as set forth in Section 22.56.040 of the Los Angeles County Code (Zoning Ordinance).
2. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit No. 02-236-(5)

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

- The proposed project has been reviewed by the Significant Ecological Area Technical Advisory Committee (SEATAC) and meets the criteria for a development within a Significant Ecological Area (SEA).
- The proposed development will have minimal impact on the natural site. 1.5 percent of the 192-acre site will be improved. The remaining 98.5 percent will remain as open space.
- Studies conclude that the project will not have a significant impact upon groundwater supplies or substantially interfere with groundwater recharge.

- Visual impacts would be mitigated by landscaped berms. The tanks would be in a color that blends in with the surrounding environment.
- The proposed project will help meet the growing demand for bottled spring water. Los Angeles bottling plants currently depending on water from San Diego and Kern Counties would gain a closer supply source.

Implementation of Strategic Plan Goals

This Conditional Use Permit approval promotes the County's Strategic Plan goal to promote business and economic development. The proposed spring water delivery would allow local bottlers to obtain a more accessible supply source. The project components of the Conditional Use Permit sought by the applicant were carefully researched and analyzed to ensure that quality information regarding the subject property is available.

FISCAL IMPACT/FINANCING

Implementation of the proposed Conditional Use Permit should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Regional Planning Commission conducted a public hearing on Conditional Use Permit Case No. 02-236-(5) on June 9, 2004. The Conditional Use Permit request was to authorize the storage and export of spring water, including the construction and maintenance of three water tank farms, two loading stations and associated spring water delivery pipes. The Regional Planning Commission voted to approve the requested Conditional Use Permit at their September 1, 2004 meeting.

A public hearing is required pursuant to Section 22.60.240 of the County Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of California Government Code Sections 6061, 65090 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

A Mitigated Negative Declaration was adopted pursuant to California Environmental Quality Act (CEQA) requirements.

IMPACT ON CURRENT SERVICES

The proposed spring water storage and delivery business would provide a service that does not currently exist in the area.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Russell J. Fricano, Ph.D., AICP
Zoning Permits I

Attachments: Final Letter, Findings, Conditions, Factual

C: Chief Administrative Officer
County Counsel
Assessor
Director, Department of Public Works

RJF:MBM

CONDITIONAL USE PERMIT CASE NO. 02-236-(5)

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

REGIONAL PLANNING COMMISSION HEARING DATE: June 9, 2004

SYNOPSIS:

The applicant is requesting authorization for the storage and export of spring water, including the construction and maintenance of three water tank farms, two loading stations and associated spring water delivery pipes in the A-2-5 (Heavy Agricultural – Five acre minimum area) zone. The water would be piped from the natural springs located higher in the mountain and stored in tanks for future shipment via truck to water bottling companies in the greater Los Angeles area. An existing residence would be used for a caretaker.

PROCEEDINGS BEFORE THE COMMISSION

June 9, 2004

A duly noticed public hearing was held before the Regional Planning Commission on June 9, 2004. All Commissioners were present. The applicant's representative presented testimony and answered questions posed by the Commission. One additional person testified in favor of the project and five people testified in opposition to the project with concerns mainly regarding visual blight, traffic, and impacts on wildflowers. There being no further testimony, the Regional Planning Commission after discussion voted (5-0) to close the public hearing, indicate its intent to approve the conditional use permit, and direct staff to prepare the final environmental document and findings and conditions for approval.

Findings

1. Pursuant to County Code Section 22.24.150, the applicant is requesting authorization for the storage and export of spring water, including the construction of three water tank farms, two loading stations and associated spring water delivery pipes. An existing residence would be used as a caretaker's residence.
2. The subject property is located at 39439 Gorman Post Road, southeast of the unincorporated community of Gorman. Access to the site is via Gorman Post

Road. The site is 1.1 miles from the Gorman on/off ramps to Interstate 5 on the west and 3.5 miles from Highway 138 on the east. The property is located in the Castaic Canyon Zoned District.

3. Zoning on the subject property is A-2-5 (Heavy Agricultural – five acre minimum area).
4. Surrounding zoning is A-2-5 to the North, South, East, and West.
5. The subject property is currently developed with a 1,400 square foot single-family residence. The site has also been used for cattle grazing for approximately 100 years.
6. The subject property is surrounded by vacant land, with the exception of an Edison sub-station located to the east of the caretaker's residence. The I-5 Freeway is located south of the subject property.
7. Access to Interstate 5 is available in Gorman (1.1 miles northwest of the subject property) and via Highway 138, which is 3.5 miles southeast of the subject properties. The project will generate an average of 44 round trips per day.
8. The subject property is located within the Tehachapi Foothills Significant Ecological Area (SEA). Pursuant to County Code Section 22.56.215 a conditional use permit is required in order to protect resources contained in SEAs and in hillside management areas as specified in the County General Plan from incompatible development, which may result in or have the potential for environmental degradation and/or destruction of life and property. In extending protection to these environmentally sensitive areas, it is intended further to provide a process whereby the reconciliation of potential conflict within these areas may equitably occur. It is not the purpose to preclude development within these areas but to ensure, to the extent possible, that such development maintains and where possible enhances the remaining biotic resources of the SEAs, and the natural topography, resources and amenities of the hillside management areas, while allowing for limited controlled development therein.
9. The tank farms will consist of up to eight water tanks with a capacity of 12,000 to 15,000 gallons. The tanks will be non-reflective and neutral in color with a maximum height of 14'. Small pump sheds (approximately 100 sq. ft.) would be required at each station. Piping will be installed on the hillsides away from the stream areas to minimize erosion.
10. The proposed development will have minimal impact on the natural site. 1.5% of the 192-acre site will be improved. The remaining 98.5% of the site will remain as

open space. The wildflower sites on the south-facing slopes will not be removed or disturbed. Disturbance to watercourses will occur only during the 1-2 weeks required to drill each source and install piping. Once drilling is completed the sites will be restored to their previous state as per State Fish and Game requirements.

11. The site has been used for extensive cattle grazing for approximately 100 years, which has depleted much of the vegetation. The applicants plan on reducing the number of cattle to allow for "Best Management Practices" and minimize damage to the natural springs and seeps.
12. SEATAC reviewed the case at its December 2, 2002 meeting and found the project as well designed as is possible and that it meets the SEA compatibility requirements, provided the wetland/riparian reestablishment is successful in promoting habitat for native species. The attached Mitigation Monitoring Program addresses this requirement.
13. The project site is located within the boundaries of the Golden Valley Municipal Water District. A Hydrological Study of the water resources of the District was prepared and based on the Study the applicant has obtained the approval of the District for export of between 150 to 300-acre feet of water annually.
14. Pursuant to County Code Section 22.24.150, the proposed water storage facility and caretaker residence is a permitted use in the A-2-5 zone provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit.
15. The subject property is classified as Non Urban 1 (N-1) in the Antelope Valley Area Plan.
16. Non-residential uses requiring, or appropriate for, remote locations may be allowed in non-urban areas in keeping with the following guidelines:
 - The application process for a non-residential use in a non-urban residential area shall involve the public hearing process and appropriate conditioning of the design of the project such that the negative impacts on adjacent land uses will be minimized.
 - All applications for environmentally sensitive uses shall include a full environmental analysis to identify potential negative impacts.

Non-residential uses can include local and highway oriented commercial and industrial uses to serve the needs of local residents and travelers, manufacturing activities including product testing, development and storage, public and semi-public uses such as solid and liquid waste disposal.

The spring water collection, storage, and maintenance of a caretaker residence, as proposed by the applicant, are consistent with the goals of the Antelope Valley Area Plan.

17. The applicant's site plan, labeled Exhibit "A", depicts four springs, labeled T1, T2, T3, and T4, three areas of water storage and two sites for truck loading on the north side of Gorman Post Road. The two loading areas are located along the drive way, adjacent to the two westerly tank farms. The caretaker's residence is located along Gorman Post Road, adjacent to a Southern California Edison sub-station. Access to each site is shown from Gorman Post Road to the south.
18. Pursuant to Section 22.24.170 of the County Code, the proposed uses will comply with the development standards of the A-2 zone, as follows:
 - Yards shall be required as follows:
Front yard: 20 feet
Rear yard: 15 feet
Side yard: 5 feet
The applicant's site plan does not depict any new construction other than the water tanks and the proposed access driveways/aprons. The project complies with the stated setback requirements.
 - Signs shall comply with the requirements of Part 10 of Chapter 22.52. In the A-2 zone one business sign, not to exceed 12 square feet in sign area, shall be permitted per lot or parcel of land (Section 22.52.860). The applicant has not submitted any plans for signage.
19. The existing single-family residence on the subject property will be occupied by a caretaker and his immediate family for the purposes of providing continuous supervision of the facility.
20. The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation for this project under California Environment Quality Act (CEQA) reporting requirements. An Initial Study was prepared for this project in compliance with the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. The initial study indicated biota, cultural resources, visual qualities, flood, traffic, and water quality as potential impacts that will be less than significant with project mitigations.

During the environmental review phase of the project, staff received comment letters from The County of Los Angeles Department of Public Works, dated March

8, 2003 and December 2, 2002, The Los Angeles County Department of Health Services, dated October 17, 2002, The State Department of Fish and Game, dated February 18, 2003, and November 1, 2002, The California Regional Water Quality Control Board, dated January 21, 2003, and The Los Angeles County Fire Department, dated November 18, 2002. These comments have been summarized and incorporated into the Mitigation Monitoring Program, which has been included as an attachment to this document.

21. Staff has received five telephone calls, a nine signature petition, and 16 letters in opposition and 15 letters in favor of this request. Concerns include draining of water, destruction of wildflowers, traffic impacts and visual scarring by placing water tanks on the hillside.
22. Concerns have been raised by opponents to this project that the removal of the water from this area will result in a depletion of wild flowers and drain the springs on the property. Studies show that the project will not have a significant impact upon groundwater supplies or substantially interfere with groundwater recharge.
23. To mitigate the project's visual impacts, the water tanks will be buffered and shielded from view from the Interstate 5, as well as Gorman Post Road by landscaped berms. The tanks will also be in a color that blends in with the surrounding environment.
24. SEATAC has required the restoration of wetland/riparian habitat after drilling activities.
25. Wildflower sites on the southerly slopes will not be disturbed.
26. A traffic analysis of the proposed project indicates that traffic will not be at significant levels. The applicant will provide traffic related improvements.
27. The proposed project will help meet the growing demand for bottled spring water. Los Angeles bottling plants currently depending on water from San Diego and Kern Counties, would gain a closer supply source.
28. The Commission finds that, with appropriate restrictions on its operation as set forth in the conditions of approval, the proposed use will be compatible with surrounding land uses.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the Zoning Ordinance, or as is otherwise required in order to integrate the proposed use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. After consideration of the Mitigated Negative Declaration together with all comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and the Mitigation Monitoring Program for the project.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 02-236-(5) is **APPROVED**, subject to the attached conditions.

VOTE:

Concurring: Bellamy, Rew, Modugno

Dissenting:

Abstaining: Valadez

Absent: Helsley

Action Date: 9/1/2004

RJF:MBM
11/16/2004

FINAL CONDITIONS

1. This grant authorizes the use of the subject property for spring water storage and delivery, including the construction of three water tank farms, two loading stations and associated spring water delivery pipes, with an existing residence to be used for a caretaker, as depicted on the approved Exhibit "A". The grant is subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10 and 11.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing with the payment of the applicable fee, at least six (6) months before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
9. **This grant shall terminate on September 1, 2029.**

Upon written application of the permittee made no less than six (6) months prior to September 1, 2029, the term of this grant shall be extended by the Director of Planning for a period not to exceed twenty (25) years, as provided herein below. The Director shall grant such extension unless it finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof, and (2) that the use is not in compliance with all applicable laws and regulations. If either of the foregoing findings is made by the Director, the extension may be denied. Subsequent extensions may be granted by the Commission upon written application made no less than six (6) months prior to the expiration of the previous extension.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$1,050.00**. These monies shall be placed in a performance fund that shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for **7 biennial** (every other

year) inspections of the site. Inspections shall be unannounced. On or before **September 1, 2016**, the permittee shall deposit with the County of Los Angeles the sum equal to **six (6) additional** biennial inspections, at the current recovery rate. If the term of the grant is extended, additional monies sufficient to provide for additional biennial inspections shall be deposited with the County for the life of the grant. The amount due for such inspections shall be the amount equal to the recovery cost at the time of payment.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

11. Within fifteen (15) calendar days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$1,275.00**.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.

15. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
16. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
17. The permittee shall comply with the attached "Project Changes/Conditions Due to Environmental Evaluation" and the corresponding Mitigation Monitoring Program. The applicant shall deposit the sum of **\$3,000** with the Department of Regional Planning to defray the cost of reviewing and verifying the information contained in the required mitigation monitoring reports. This deposit is due and payable within 30 days of the approval date of this grant.
18. The construction, operation and maintenance of the water storage and delivery facility is subject to all of the following conditions:
 - a. The permittee shall maintain all areas of the premises over which the permittee has control in a neat and orderly fashion, free of litter and debris. All required landscaping shall be continuously maintained in good condition, including proper pruning, weeding, removal or litter, fertilizing and replacement of plants when necessary;
 - b. Trucking of water between 8 a.m. and 6 p.m. on weekends during the wildflower season (March 1st through May 31st) is prohibited.
 - c. The permittee shall comply with the conditions of the County of Los Angeles Fire Department as outlined in their memorandum dated March 4, 2003 (attached hereto);
 - d. The permittee shall comply with the conditions of the County of Los Angeles Department of Public Works conditions as outlined in their memorandum dated June 8, 2004 (attached hereto);
 - e. Security lighting shall be low intensity, shielded, at low height, and directed downward and away from other natural areas. Use of motion detectors shall be used for outdoor lighting;

- f. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times;
- g. Said caretaker residence shall be occupied by a caretaker in accordance with Section 22.08.030 of the Los Angeles County Code;
- h. The applicant shall install a water guzzler for wildlife outside the fenced off area;
- i. The coloring of the water tanks shall be in a tone which blends in with the surrounding environment; and
- j. Upon termination of this grant as provided in Condition no. 9, or, if after the construction of the facility, this facility ceases to operate, the permittee shall remove and clear the site of all equipment. The permittee shall restore the site as nearly as practicable to their condition prior to the installation of the subject facilities. Failure to remove such facilities as required herein shall constitute public nuisance. Prior to installation of its facilities, the permittee shall post a performance security, satisfactory to the Director of Public Works, in an amount and form sufficient to cover the cost of removal of the facilities provided herein. In the event that the facilities are not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facilities to be removed.

Attachments:

Project changes/conditions due to environmental evaluation

County Fire Department letter dated March 4, 2003

Department of Public Works letter date June 8, 2004

RJF:MBM

9/1/04



MITIGATED NEGATIVE DECLARATION

PROJECT NUMBER: CUP 02-236

1. DESCRIPTION:

This project is a conditional use permit to request authorization for construction of three water tank farms, three loading stations and associated spring water delivery pipes from several of the natural springs located on the property. Approximately three acres of the lot will be paved and covered by structures and the rest of the 189 acres will be left as open space. A full-time caretaker will inhabit the existing residence on site, which is served by a domestic well and septic system. Water tank farms will provide room for up to eight water storage tanks on a concrete slab foundation measuring approximately 30X60'. Tanks will vary in size from 10,000 to 12,000 gallons each. Up to 40 trucks in a 24-hour period will load and export water from the site. The area will be secured with an 8-foot high chain link fence enclosure. Grading for all three loading areas will move and re-compact approximately 1200 cubic yards of soil.

2. LOCATION:

39439 Gorman Post Road, Gorman, California

3. PROPONENT:

Gorman Post Properties
16461 Sherman Way, Suite 230
Van Nuys, California 91406-3812

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS:
DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012**

PREPARED BY: Impact Analysis Section, Department of Regional Planning

DATE: March 3, 2004

STAFF USE ONLY

PROJECT NUMBER: 02-236CASES: CUP

******* INITIAL STUDY *********COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**GENERAL INFORMATIONI.A. Map Date: 9/3/02Staff Member: Nooshin PaidarThomas Guide: ViiiUSGS Quad: LebecLocation: 39439 Gorman Post Road, GormanDescription of Project:

This project is a conditional use permit to request authorization for construction of three water tank farms, three loading stations and associated spring water delivery pipes from several of the natural springs located on the property. Approximately three acres of the lot will be paved and covered by structures and the rest of the 189 acres will be left as open space. A full-time caretaker will inhabit the existing residence on site, which is served by a domestic well and septic system. Water tank farms will provide room for up to eight water storage tanks on a concrete slab foundation measuring approximately 30X60'. Tanks will vary in size from 10,000 to 12,000 gallons each. To minimize the risk of rupture due to San Andreas Fault seismic activities, the tanks will be constructed of seamless polyurethane and their height will be restricted to a maximum of 14 feet. Up to 40 trucks in a 24-hour period will load and export water from the site. The area will be secured with an 8-foot high chain link fence enclosure. Grading for all three loading areas will move and re-compact approximately 1200 cubic yards of soil.

Gross Acres: 192 acresEnvironmental Setting:

The property is an undeveloped land located at the northwestern corner of Los Angeles County and approximately one mile east of the community of Gorman, in Peace Valley. The property falls within Tehachapi Foothills Significant Ecological Area (SEA) and San Andreas earthquake fault zone. The lot occupies a transitional undeveloped open space area between the Angeles and Los Padres National Forests. Hungry Valley State Vehicular Recreation Area is situated approximately 0.25 mile south of the site. Interstate 5 runs along the southern portion and Highway 138 is located to the southeast of the property. The site is mountainous with very steep slopes and gullies, with elevations ranging from 3,550 to 4,400 feet. The more level areas are located adjacent to Gorman Post Road at the very southwesterly and southeasterly corners of the property. Several USGS-designated blue line streams are present on the property, with a combined length of approximately 6,375 feet. The site has been extensively grazed by cattle for the past 100+ years. The underlying soil is basically decomposed granite and sandy loam that holds few nutrients. Existing vegetation is varied and is mostly composed of trees, shrubs, annuals and perennials. Of the plant communities present in the area, grasslands and sparse scrub cover the majority of the site. A succession of seeps and springs on the slopes support clusters of shrubs and trees along their attendant drainages, extending downslope toward extensive moist bottomlands of the Rift Zone and Gorman Creek. Several utility easements for pipelines and overhead electricity transmission lines are found on the property. Gorman Power Company substation is located adjacent to the east of the residence. Surrounding Tehachapi foothill properties mostly have the same characteristics as the site and consist of rural open space areas primarily used for rangeland cattle grazing. One small fruit orchard is situated on the east of the site.

Zoning: Heavy Agriculture (A-2-5)General Plan: Significant Ecological Area (SEA)Community/Area wide Plan: NA

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
<u>CUP/ZC 99-119</u>	<u>Equipment sales and display, zone change from A-1-40K to M-1-DP.</u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

<u>Responsible Agencies</u>	<u>Special Reviewing Agencies</u>	<u>Regional Significance</u>
<input type="checkbox"/> None	<input type="checkbox"/> None	<input checked="" type="checkbox"/> None
<input checked="" type="checkbox"/> Regional Water Quality Control Board	<input type="checkbox"/> Santa Monica Mountains Conservancy	<input type="checkbox"/> SCAG Criteria
<input checked="" type="checkbox"/> Los Angeles Region	<input type="checkbox"/> National Parks	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Lahontan Region	<input type="checkbox"/> National Forest	<input type="checkbox"/> Water Resources
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> Edwards Air Force Base	<input type="checkbox"/> Santa Monica Mtns. Area
<input checked="" type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> Resource Conservation District of Santa Monica Mtns. Area	
<input checked="" type="checkbox"/> CA Dept. of Health Services	<input checked="" type="checkbox"/> Cal. State Fullerton	<input type="checkbox"/>
<input checked="" type="checkbox"/> Dept. of Water Resources	<input checked="" type="checkbox"/> Golden Valley Municipal Water District	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	
	<input type="checkbox"/>	
<u>Trustee Agencies</u>		<u>County Reviewing Agencies</u>
<input type="checkbox"/> None		<input type="checkbox"/> Subdivision Committee
<input checked="" type="checkbox"/> State Fish and Game		<input checked="" type="checkbox"/> DPW: <i>Traffic & Lighting, Waterworks, Geology & Soils, Grading & Drainage, Watershed Management</i>
<input checked="" type="checkbox"/> State Parks		<input checked="" type="checkbox"/> Health Services Dept.: <i>Mountain & Rural</i>
<input checked="" type="checkbox"/> U.S. Fish & Wildlife		<input checked="" type="checkbox"/> Fire Dept.
		<input type="checkbox"/>
		<input type="checkbox"/>

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		
CATEGORY	FACTOR	Pg			Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>San Andreas Fault Zone</i>
	2. Flood	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>100-year flood areas</i>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Fire Zone 4</i>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>NPDES permit required</i>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Water extraction, infrastructure</i>
	4. Cultural Resources	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Drainage courses</i>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Scenic Highway</i>
SERVICES	1. Traffic/Access	16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Truck traffic</i>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

Development Policy Map

1. Designation: Significant Ecological Area (10)

2. ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

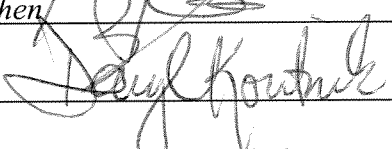
☒ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Hsiao-ching Chen  Date: _____

Approved by: Daryl Koutnik  Date: 8 April 2004

☐ Determination appealed--see attached sheet.

☐ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Project falls within boundaries of San Andreas Fault. Source: LA County General Plan Safety Element Fault Rupture Hazards & Historic Seismicity map.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>Several natural springs and seeps occur in the hills within the property, indicating a high water table.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>Grading for all three loading areas will move and re-compact approximately 1200 cubic yards of soil.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

☐ **MITIGATION MEASURES**

☒ **OTHER CONSIDERATIONS**

☐ Lot Size

☒ Project Design

☒ Approval of Geotechnical Report by DPW

Geotechnical Evaluation of the Proposed Spring Water Collection in Forman, CA dated 8/9/02 and prepared by Tim Latiolait and Alan Rasplicka of R.T. Frankian & Associates on file. Public Works letter of 2/5/03 stated that Geotechnical and Materials Engineering Division was consulted and the project will not have significant adverse effect.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? <i>Several blue dashed line streams cross through the property.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? <i>Project is within boundaries of 100-year flood areas. Source: LA County General Plan Safety Element Flood & Inundation Hazards map</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off? <i>"Very High" soil erosion potential (Source: North LA County General Plan, Santa Clarita Valley Areawide General Plan)</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors (e.g., dam failure)? <i>Project involves extraction of water from natural springs on the property.</i>

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Section 308A ☐ Ordinance No. 12,114 (Floodways)

☒ Approval of Drainage Concept by DPW on file

☒ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

Comply with all conditions of drainage concept approval.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No Impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? <i>Project is located within Fire Zone 4.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? <i>Water pressure dependent upon gravity flow</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No.8

☐ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Project Design ☐ Compatible Use

Fire Department letter of 11/18/02 does not indicate that project will have significant impact on or be impacted by fire hazard factors.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
				<i>Project is located approximately 600 feet east of Interstate 5.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☐ **MITIGATION MEASURES**

☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☒ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system? <i>A septic system is in operation for the existing caretaker residence.</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course? <i>High water table observed in some project site locations</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>NPDES analysis is required.</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <i>NPDES analysis is required.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☐ Industrial Waste Permit ☒ Health Code – Ordinance No.7583, Chapter 5
☐ Plumbing Code – Ordinance No.2269

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design ☒ NPDES Permit Compliance (DPW)

See attached mitigation measures for details.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- ☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☐ MITIGATION MEASURES

☐ Project Design ☐ Air Quality Report

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? <i>Project is located within Tehachapi Foothills SEA.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? <i>Infrastructure for extraction and export of water may potentially impact biota.</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site? <i>Several blue dashed line streams cross through the property.</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? <i>A riparian/wetland habitat is sited on the property.</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)? <i>The project site contains cottonwood, walnut and junipers.</i>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? <i>A Biological Constraints Analysis (Envicom Corp., August 7, 2000) provides a list of sensitive plant and wildlife species at Gorman and Vicinity, which includes San Diego horned lizard, CA horned lizard, rufous-crowned sparrow</i>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____ _____

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ SEATAC Review on 10/7/02 and 2/2/02 ☐ Oak Tree Permit

Biological Constraints Analysis of August 2002, Biota Report of 11/6/02, Snail Survey of 7/7/02 on file.

See attached mitigation measures for details.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>A drainage course and several natural springs and seeps are located on the property.</i> Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Phase 1 Archaeology Report

A Phase I Cultural Resources Investigation Report (McKenna et al., July 5, 2002) recommends that a qualified archaeological monitor be present for initial grading or de-vegetation when work associated with tapping the springs (e.g. placement of pipes or clearing of vegetation) is conducted.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?</p> <p><i>Project will be visible from Interstate 5, a second priority scenic highway. Source: LA County General Plan Scenic Highway Element</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?</p>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?</p> <p><i>The property is an undeveloped land with natural springs and seeps and wild flower fields (known as the best in LA County).</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?</p> <p><i>The property is in a undeveloped region of the County.</i></p>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project likely to create substantial sun shadow, light or glare problems?</p>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors (e.g., grading or landform alteration)?</p>

☒ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

☐ Lot Size

☐ Project Design

☒ Visual Report

☐ Compatible Use

A visual rendering from I-5 is required.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (mid-block or intersections)?
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in any hazardous traffic conditions? <i>Truck traffic caused by up to 40 trucks (which will access the site to load and export water 24 hours a day) might create hazardous traffic conditions on Gorman Post Road.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Project Design
 ☐ Traffic Report
 ☒ Consultation with Traffic & Lighting Division

DPW Traffic & Lighting Division letter of 2/5/03 on file. Construction-related traffic be limited on adjacent streets during weekday peak hours.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant
 ☒ Less than significant with project mitigation
 ☐ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☐ Plumbing Code – Ordinance No. 2269

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
- b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?
- c. ☐ ☐ ☐ Other factors?
-
-
-
-

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Fire Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? <i>The project involves extraction of water from natural springs and public water supply is not available.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269

☐ Water Code – Ordinance No. 7834

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Lot Size

☒ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ Toxic Clean-up Plan

☒ OTHER CONSIDERATIONS

No hazardous waste is generated and found on the site (Source: Phase I Environmental Site Assessment—TRAK Environmental Group, July 15, 2002).

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p> <p><i>Project could potential threaten to eliminate plant or animal community.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.</p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><i>Extensive water extraction might impact water table.</i></p>

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant
 ☒ Less than significant with project mitigation
 ☐ Less than significant/No Impact



**PROJECT CHANGES/CONDITIONS
DUE TO ENVIRONMENTAL EVALUATION**

PROJECT No. CUP 02-236

The Department of Regional Planning (DRP) staff has determined that the following conditions or changes in the project are necessary in order to assure that there will be no substantial evidence that the proposed project may have a significant effect on the environment.

The applicant shall deposit the sum of \$3,000 with the DRP within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports by a Mitigation Monitoring Program (MMP).

Flood/Drainage

To mitigate project's potential impact on drainage, the applicant shall comply with all requirements of the approved drainage concept to the satisfaction of the Department of Public Works.

Spring Water

To ensure project impact to springs is less than significant, the applicant shall monitor the four springs from which water will be ultimately extracted annually to document the condition and trend of the hydrologic and biotic components. Monitor one "control" spring (T-3) to factor normal background variation in spring size into the annual assessment. If monitoring results indicate a substantial shrinkage in size or quality of one or more of the springs that is attributable to extraction, then extraction rates will be adjusted away from those sources to the other remaining sources. The details of the monitoring are as follows:

1. Prior to any extraction, the applicant shall conduct a baseline monitoring which is to occur in late summer or early fall subsequent to the project approval and prior to water extraction and subsequently on an annual basis for 5 years following the commencement of spring water extraction. The late season annual monitoring date assures that the extent of the wetlands associated with these springs will be the most easily defined by the color of vegetation, and any substantial changes in extent would be the most easily detected.
2. A permanent photographic station shall be established for each spring and control. The locations of these stations shall be marked in the field with a stake or rock cairn according to the Biota Report dated November 6, 2002.

Spring Water (cont.)

3. At each photographic station, an observer shall photograph the spring using the same view and orientation as is established in the base line monitoring effort. Subsequent monitoring photographs shall be taken with a 35mm SLP camera with a lens of focal length of 50mm, using 200 ASA color film, on a relatively clear and sunny day.
4. At each photographic station, the observer shall record the following information:
 - ξ Observers name, date and time of photos, weather conditions, type of camera, lens, and type of film.
 - ξ Dominant plant species and approximate height and condition (vigor)
 - ξ Presence and extent of surface water and saturated soils.
 - ξ Any observed wildlife use.
5. In the first year of monitoring (after the baseline year), and in the subsequent four years following the commencement of extraction, an annual report shall be submitted to the Los Angeles County Department of Regional Planning, and copies to other responsible agencies with jurisdiction. The report shall include the following analysis:
 - ξ On the baseline photographs for each spring and control, draw a line (probably using a computer on a digital image) that corresponds to the extent of hydrophytic vegetation (margin with upland vegetation).
 - ξ Do the same for the current year's monitoring photographs. Compare the margins of the wetlands from the two consecutive years and determine whether the margin has contracted, expanded, or remained static.
 - ξ Factor in the observed natural variation in the Control spring (as a percentage of observed areal contraction or expansion) at each of the four springs subject to extraction.
 - ξ Estimate the areal extent of contraction or expansion of the wetland area (factored using control) as a percentage of the previous year's area.
 - ξ In subsequent years, examine the entire data set for all years to date in order to access overall trend.
 - ξ Prepare a text discussion of these findings, and prepare a recommendation after consultation with a hydrologist and biologist for adjustment of the extraction if it appears that any diminishment of spring wetland area has occurred at any one or more of the springs, and which is attributable to the extraction (i.e., after having factored for the control).
 - ξ At the end of five years of extraction and monitoring, the control spring will become available for extraction.

The pipes leading from the well heads to the bottom of the slope and storage tanks shall be placed on the surface of the ground, in order that trenching shall be unnecessary. The pipes shall be secured near or adjacent, but not within the steam channels exiting from the springs. Upon reaching the bottom of the slope, the pipes may be buried.

Spring Water (cont.)

It will be necessary to transport a small, trailer-mounted drilling rig to the springs. Existing and proposed access roads will be utilized to accomplish this. The drilling rig will also need to be placed within the wetland areas of the springs in order to accomplish the drilling. Prior to placement of the drill rig, a stiff padded mattress or other support placed under the trailer shall protect the entire work area estimated at approximately 20 by 30 feet. All drill spoils shall be collected and disposed of outside of wetland or downstream channel areas. The protective blanket/support shall be removed immediately following construction of the well head.

Water Quality

To mitigate project impacts on water quality, the applicant shall comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles County Department of Public Works.

The applicant shall provide TMDLs information to the satisfactory of the Regional Water Quality Control Board prior to project operation. A copy of the TMDLs information shall be submitted to the Department of Regional Planning.

Prior to project operation, final approval shall be obtained from the State of California Department of Health Services for the proposed Spring Water Delivery operation to include design, installation and operation.

The existing on-site sewage disposal system is allowed to be utilized on performance basis to accommodate caretaker residence needs and is subject to periodic evaluation to insure adequacy. The existing septic tank shall be serviced by licensed pumper truck company before the operation is commenced and serviced regularly thereafter as frequent as required to maintain an approved sanitary sewage disposal system.

Upgrading of the existing septic system shall be required at the time of any building expansion and modification to the caretaker living quarter arrangements, change in the existing usage status that may result in requiring a system with greater capacity or when deemed necessary by LA County Department of Health Services.

The existing water well shall be dedicated to supply potable water to the caretaker residence and on-site irrigation only to accommodate a typical usage needs and cannot be sold as part of the proposed water operation.

Biota

To allow recovery of natural spring-side vegetation and enhancement of wildlife habitat values, the applicant shall install exclusionary barbed-wire fencing which includes the entire active area of the spring where the well head is to be placed. One spring has already been fenced, and this shall serve as an example for the others.

Biota (cont.)

To ensure the integrity of on-site vegetation during project operation, no invasive alien plants are to be used. Selections of plants used in screening and landscaping based on the existing flora of the site shall be made from the species mentioned in the Biota Report pages 38 and 39 dated November 6, 2002 prepared by Envicom Corporation.

To reduce light impact to wildlife, lighting to service the collection stations shall be the lowest intensity that is practical and allowable. Lights shall not be placed more than 6 feet above the ground, and shall be directed downward and away from open space areas. They shall not be on continuously during nighttime hours, but shall be turned on as demand warrants, by an automatic sensor, or manually on a timer by the operators.

To ensure the sustainability of the wetlands and riparian communities which could be impacted by the project, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Sections 1601 through 1603 of the State Fish and Game Code prior to alteration of any streambeds.

Before any dredged or fill material is discharged into waters of the U.S., the applicant may be required to submit a Department of Army Permit Section 404 Clean Water Act to Army Corps of Engineers, Los Angeles District Branch.

Visual

To mitigate project's visual impacts, the water tank storage sites shall be buffered and shielded from view from I-5, as well as Gorman Post Road by landscaped berms. The contouring of the exterior slopes of the berms shall be designed so as to resemble prevailing slope conditions and be landscaped with drought-resistant native vegetation. The trees and shrubs selected for use as visual screening along the access driveways and concrete loading aprons shall consist of native species consistent with the varieties occurring naturally in the vicinity.

Traffic

To mitigate project's impact on the circulation on nearby roadways and intersections during the construction period, construction-related traffic shall be limited on adjacent streets during the weekday peak hours.

Cultural Resources

To mitigate project impacts on cultural resources, a qualified archaeological monitor shall be present for initial grading or de-vegetation when work associated with tapping the springs (e.g. placement of pipes or clearing of vegetation) is conducted. The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until appropriate mitigation measures are determined.

Mitigation Compliance

As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.

Applicant

Date

No response with 10 days. Environmental Determination requires that these changes/conditions be included in the project.

Staff

Date

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-236

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Flood/Drainage To mitigate project's potential impact on drainage, the applicant shall comply with all requirements of the approved drainage concept to the satisfaction of the Department of Public Works.	Compliance with approved drainage concept	Prior to issuance of any grading or building permits, whichever occurs first	Applicant	Public Works
Spring Water To ensure project impact to springs is less than significant, the applicant shall monitor the four springs from which water will be ultimately extracted annually to document the condition and trend of the hydrologic and biotic components. Monitor one "control" spring (T-3) to factor normal background variation in spring size into the annual assessment. If monitoring results indicate a substantial shrinkage in size or quality of one or more of the springs that is attributable to extraction, then extraction rates will be adjusted away from those sources to the other remaining sources. The details of the monitoring are as follows: 1. Prior to any extraction, the applicant shall conduct a baseline monitoring which is to occur in late summer or early fall subsequent to the project approval and prior to water extraction and subsequently on an	Baseline monitoring	In late summer or early fall subsequent to the project approval and prior to water extraction and subsequently on an annual basis for 5 years.	Applicant	LA County Dept of Regional Planning

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-236

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
annual basis for 5 years following the commencement of spring water extraction. The late season annual monitoring date assures that the extent of the wetlands associated with these springs will be the most easily defined by the color of vegetation, and any substantial changes in extend would be the most easily detected.				
2. A permanent photographic station shall be established for each spring and control. The locations of these stations shall be marked in the field with a stake or rock cairn according to the Biota Report dated November 6, 2002.	Establishment of a permanent photographic station for each spring and control	In late summer or early fall subsequent to the project approval and prior to water extraction and subsequently on an annual basis for 5 years.	Applicant	LA County Dept of Regional Planning
3. At each photographic station, an observer shall photograph the spring using the same view and orientation as is established in the base line monitoring effort. Subsequent monitoring photographs shall be taken with a 35mm SLP camera with a lens of focal length of 50mm, using 200 ASA color film, on	Photography the spring using the same view and orientation as is established in the base line monitoring effort.	In late summer or early fall subsequent to the project approval and prior to water extraction and subsequently on an annual basis for 5 years.	Applicant	LA County Dept of Regional Planning

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-236

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>a relatively clear and sunny day.</p> <p>4. At each photographic station, the observer shall record the following information:</p> <p>§ Observers name, date and time of photos, weather conditions, type of camera, lens, and type of film.</p> <p>§ Dominant plant species and approximate height and condition (vigor)</p> <p>§ Presence and extent of surface water and saturated soils.</p> <p>§ Any observed wildlife use.</p>	<p>Submittal of annual mitigation compliance reports.</p>	<p>In late summer or early fall subsequent to the project approval and prior to water extraction and subsequently on an annual basis for 5 years.</p>	<p>Applicant</p>	<p>LA County Dept of Regional Planning</p>
<p>5. In the first year of monitoring (after the baseline year), and in the subsequent four years following the commencement of extraction, an annual report shall be submitted to the Los Angeles County Department of Regional Planning, and copies to other responsible agencies with jurisdiction. The report shall include the following analysis:</p> <p>§ On the baseline</p>	<p>Submittal of annual mitigation compliance reports.</p>	<p>In the first year of monitoring (after the baseline year), and in the subsequent four years following the commencement of extraction</p>	<p>Applicant</p>	<p>LA County Dept of Regional Planning</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-236

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>photographs for each spring and control, draw a line (probably using a computer on a digital image) that corresponds to the extent of hydrophytic vegetation (margin with upland vegetation).</p> <p>§ Do the same for the current year's monitoring photographs. Compare the margins of the wetlands from the two consecutive years and determine whether the margin has contracted, expanded, or remained static.</p> <p>§ Factor in the observed natural variation in the Control spring (as a percentage of observed areal contraction or expansion) at each of the four springs subject to extraction.</p> <p>§ Estimate the areal extent of contraction or expansion of the</p>				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-236

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>wetland area (factored using control) as a percentage of the previous year's area.</p> <p>§ In subsequent years, examine the entire data set for all years to date in order to access overall trend.</p> <p>§ Prepare a text discussion of these findings, and prepare a recommendation after consultation with a hydrologist and biologist for adjustment of the extraction if it appears that any diminishment of spring wetland area has occurred at any one or more of the springs, and which is attributable to the extraction (i.e., after having factored for the control).</p> <p>§ At the end of five years of extraction and monitoring, the control spring will become available for extraction.</p>				
The pipes leading from the well			Applicant	LA County Dept of Public

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-236

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
heads to the bottom of the slope and storage tanks shall be placed on the surface of the ground, in order that trenching shall be unnecessary. The pipes shall be secured near or adjacent, but not within the stream channels exiting from the springs. Upon reaching the bottom of the slope, the pipes may be buried.				Works LA County Dept of Regional Planning
It will be necessary to transport a small, trailer-mounted drilling rig to the springs. Existing and proposed access roads will be utilized to accomplish this. The drilling rig will also need to be placed within the wetland areas of the springs in order to accomplish the drilling. Prior to placement of the drill rig, a stiff padded mattress or other support placed under the trailer shall protect the entire work area estimated at approximately 20 by 30 feet. All drill spoils shall be collected and disposed of outside of wetland or downstream channel areas. The protective blanket/support shall be removed immediately following construction of the well head.	1. A stiff padded mattress shall protect the entire work area 2. Removal of protective blanket/support	1. Prior to placement of the drill rig. 2. Immediately following construction of the well head.	Applicant	LA County Dept of Regional Planning
Water Quality To mitigate project impacts on water quality, the applicant shall comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles County Department of Public Works.	Compliance of all pertinent NPDES requirements. A copy to be submitted to DRP.	Prior to issuance of grading permit	Applicant	Regional Water Quality Control Board Public Works

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-236

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
The applicant shall provide TMDLs information to the satisfactory of the Regional Water Quality Control Board prior to project operation. A copy of the TMDLs information shall be submitted to the Department of Regional Planning.	Submittal of TMDLs information. A copy to be submitted to DRP.	Prior to issuance of grading permit	Applicant	Regional Water Quality Control Board
Prior to project operation, final approval shall be obtained from the State of California Department of Health Services for the entire proposed Spring Water Delivery operation to include design, installation and operation.	Approval from the CA DHS for the entire proposed Spring Water Delivery operation	Prior to project operation	Applicant	California Department of Health Services
The existing on-site sewage disposal system is allowed to be utilized on performance basis to accommodate caretaker residence needs and is subject to periodic evaluation to insure adequacy. The existing septic tank shall be serviced by licensed pumper truck company before the operation is commenced and serviced regularly thereafter as frequent as required to maintain an approved sanitary sewage disposal system.	Maintenance of an approved sanitary sewage disposal system for the caretaker residence	During project operation.	Applicant	LA County Department of Health Services.
Upgrading of the existing septic system shall be required at the time of any building expansion and modification to the caretaker living quarter arrangements, change in the existing usage status that may result in requiring a system with greater capacity or when deemed necessary by LA County Department of Health	Upgrading of the existing system	At the time of any building expansion and modification to the caretaker living quarter arrangements	Applicant	LA County Department of Health Services

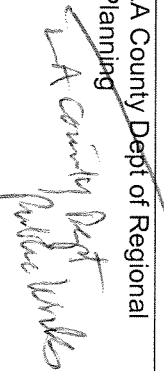
MITIGATION MONITORING PROGRAM
PROJECT NO. 02-236

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Services.</p> <p>The existing water well shall be dedicated to supply potable water to the caretaker residence and on-site irrigation only to accommodate a typical usage needs and cannot be sold as part of the proposed water operation.</p>	<p>Existing water well shall be dedicated to supply potable water to the caretaker residence and on-site irrigation only</p>	<p>During project operation</p>	<p>Applicant</p>	<p>LA County Department of Health Services</p>
<p>Biota</p> <p>To allow recovery of natural spring-side vegetation and enhancement of wildlife habitat values, the applicant shall install exclusionary barbed-wire fencing which includes the entire active area of the spring where the well head is to be placed. One spring has already been fenced, and this shall serve as an example for the others.</p>	<p>Installation of exclusionary barbed-wire fencing</p>	<p>Prior to issuance of any grading permit.</p>	<p>Applicant</p>	<p>LA County Dept of Regional Planning</p>
<p>To ensure the integrity of on-site vegetation during project operation, no invasive alien plants are to be used. Selections of plants used in screening and landscaping based on the existing flora of the site shall be made from the species mentioned in the Biota Report pages 38 and 39 dated November 6, 2002 prepared by Envicom Corporation.</p>	<p>Submittal and approval of Landscape Plan.</p>	<p>Prior to issuance of any grading permit.</p>	<p>Applicant</p>	<p>LA County Dept of Regional Planning</p>
<p>To reduce light impact to wildlife, lighting to service the collection stations shall be the lowest intensity that is practical and allowable. Lights shall not be placed more than 6 feet above the ground, and shall be directed downward and away from open</p>	<p>Submittal and approval of Lighting Plan.</p>	<p>Prior to issuance of any grading permit.</p>	<p>Applicant</p>	<p>LA County Dept of Regional Planning</p>

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
space areas. They shall not be on continuously during nighttime hours, but shall be turned on as demand warrants, by an automatic sensor, or manually on a timer by the operators.				
To ensure the sustainability of the wetlands and riparian communities which could be impacted by the project, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Sections 1601 through 1603 of the State Fish and Game Code prior to alteration of any streambeds.	Approval of DFG Streambed Alteration Agreement. A copy of the SAA shall be submitted to DRP.	Prior to alteration of any streambeds	Applicant	California Department of Fish and Game
Before any dredged or fill material is discharged into waters of the U.S., the applicant may be required to submit a Department of Army Permit Section 404 Clean Water Act to Army Corps of Engineers, Los Angeles District Branch.	Approval of waiver of Section 404 Permit. A copy of the SAA shall be submitted to DRP	Prior to any dredged or fill material is discharged into waters of the U.S.	Applicant	U.S. Department of Army
Visual To mitigate project's visual impacts, the water tank storage sites shall be buffered and shielded from view from I-5, as well as Gorman Post Road by landscaped berms. The contouring of the exterior slopes of the berms shall be designed so as to resemble prevailing slope conditions and be landscaped with drought-resistant native vegetation. The trees and shrubs selected for use as visual screening along the access driveways and	Submittal and approval of Landscape Plan.	Prior to issuance of any grading permit.	Applicant	LA County Dept of Regional Planning

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
concrete loading aprons shall consist of native species consistent with the varieties occurring naturally in the vicinity.				
Traffic To mitigate project's impact on the circulation on nearby roadways and intersections during the construction period, construction-related traffic shall be limited on adjacent streets during the weekday peak hours.	During project construction	Routine field inspection	Applicant	LA County Dept of Regional Planning 
Cultural Resources To mitigate project impacts on cultural resources, a qualified archaeological monitor shall be present for initial grading or de-vegetation when work associated with tapping the springs (e.g. placement of pipes or clearing of vegetation) is conducted. The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until appropriate mitigation measures are determined.	1. Grading monitoring; submittal and approval of monitoring report. 2. Suspension of construction.	1. During initial grading or de-vegetation when work associated with tapping the springs (e.g. placement of pipes or clearing of vegetation) is conducted. 2. Upon discovery of cultural resources.	Applicant	LA County Dept of Regional Planning
Mitigation Compliance As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary until such time as all mitigation measures have been	Submittal and approval of annual Mitigation Compliance Report. Replenishment of Mitigation Monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Annually	Applicant	LA County Dept of Regional Planning

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
implemented and completed.				